

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Redwood City

State: CA

PJ's Total HOME Allocation Received: \$4,575,903

PJ's Size Grouping*: C

PJ Since (FY): 1996

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	84.16 %	94.82 %	79	94.94 %	8	6	
% of Funds Disbursed	81.50 %	83.49 %	53	84.35 %	31	28	
Leveraging Ratio for Rental Activities	4.24	5.69	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	53.21 %	73.69 %	69	81.38 %	10	9	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.22 %	60.98 %	47	68.05 %	31	31	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.52 %	78.15 %	73	79.65 %	14	13	
% of 0-30% AMI Renters to All Renters***	46.77 %	41.60 %	35	44.76 %	51	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.39 %	91.58 %	31	94.31 %	46	50	
Overall Ranking:			In State:	48 / 92	Nationally:	30 27	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,349	\$32,063		\$25,245	62 Units	91.20 %	
Homebuyer Unit	\$43,333	\$19,349		\$14,395	6 Units	8.80 %	
Homeowner-Rehab Unit	\$0	\$26,200		\$20,186	0 Units	0.00 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Redwood City CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,251	\$43,333	\$0
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.23

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	36.1	16.7	0.0	0.0
Black/African American:	21.3	0.0	0.0	0.0
Asian:	1.6	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	3.3	0.0	0.0	0.0

ETHNICITY:

Hispanic	37.7	83.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	47.5	0.0	0.0	0.0
2 Persons:	32.8	0.0	0.0	0.0
3 Persons:	14.8	16.7	0.0	0.0
4 Persons:	3.3	16.7	0.0	0.0
5 Persons:	0.0	66.7	0.0	0.0
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	1.6	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.2	0.0	0.0	0.0
Elderly:	24.6	0.0	0.0	0.0
Related/Single Parent:	24.6	16.7	0.0	0.0
Related/Two Parent:	11.5	83.3	0.0	0.0
Other:	13.1	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	11.5	0.0 [#]
HOME TBRA:	49.2	
Other:	4.9	
No Assistance:	34.4	

of Section 504 Compliant Units / Completed Units Since 2001 25

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

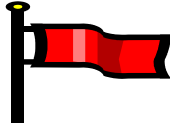
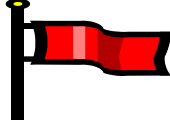
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Redwood City **State:** CA **Group Rank:** 30
State Rank: 48 / 92 PJs **Overall Rank:** 27
Summary: 2 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	53.21	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	59.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.52	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.39	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.32	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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